K 3177

WARRANTY DEED

For and in consideration of the sum of - - - - - - - TEN AND NO/100 - ($10.00) - *DOLLARS* cash in hand paid by C. E. YOUNG AND WIFE, VADA H. YOUNG and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

we, A. A. DUGGER AND WIFE, SALLY L. DUGGER *have bargained and sold, and by these presents do transfer and convey unto the said* C. E. YOUNG AND WIFE, VADA H. YOUNG their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:* Land in Davidson County, Tennessee, being Lot No. 3 on the Map of Orchard Hill Subdivision, as of record in Book 2663, page 98, Register's Office for said County.

SAID LOT NO. 3 fronts 85 feet on the southeasterly side of Courtney Avenue, and extends back 212 feet on the northeasterly line and 217.7 feet on the southwesterly line, to the northwesterly margin of Valley Avenue, and measures 85.5 feet thereon.

Being part of the property conveyed to A. A. Dugger and wife, Salley L. Dugger, by deed from Claude M. Follis and wife, as of record in Book 2805, page 199, said Register's Office.

The above described property is conveyed subject to restrictions of record in Book 2860, page 283; and conditions on the plan of record in Book 2663, page 98, Register's Office for said County, and easements of record in Book 787, page 43, and Book 2498, page 485, said Register's Office.

The undersigned Sally L. Dugger hereby certifies that the is one and the same person as the "Salley L. Dugger" referred to in deed of record in Book 2805, page 199, Register's Office for Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said C. E. YOUNG AND WIFE, VADA H. YOUNG their *heirs and assigns, forever.*

And we *do covenant with the said* C. E. YOUNG AND WIFE, VADA H. YOUNG *that* we are *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.*, except taxes for the year 1961, which are hereby assumed by the grantee.

And We, A. A. DUGGER AND WIFE, SALLY L. DUGGER *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* C. E. YOUNG AND WIFE, VADA H. YOUNG their *heirs and assigns against the lawful claims of all persons, whomsoever.*

Witness our *hand* s *this* 7th *day of* January, 1961, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

A. A. Dugger
(A. A. Dugger)

Sally L. Dugger
(Sally L. Dugger)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Anne Abernathy, *a Notary Public in and for said County and State,* A. A. DUGGER AND WIFE, SALLY L. DUGGER *the within named bargainor* S, *with whom I am personally acquainted, and who acknowledged that* they *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, Tennessee, *this* 10th *day of* January, 1961.

Anne Abernathy
Notary Public

My commission expires 11-12-1961

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